

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326**

**REGULAR MEETING MINUTES**

**April 25, 2006  
7:00 P.M.**

**1. CALL TO ORDER**

Chairperson Napolitano called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

Members Present: Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Richardson, Boardmember Wrublik, Boardmember Kempiaik, Boardmember Hawley, and Boardmember Jimenez. Councilmen Elect Rioux and Hardesty, Vice Mayor/Council Liaison /Mayoral Candidate Chris Urwiller, Councilman Beard, and Mayoral Candidate Bobby Bryant were present.

Member Absent: None

Departments Present: Town Manager Carroll Reynolds, Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Development Manager Suparna Dasgupta, Fire Chief Scott Rounds, Assistant Fire Chief Bob Costello, and Town Engineer Scott Ziprich.

**3. APPROVAL OF MINUTES FROM April 11, 2006 REGULAR MEETING**

Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the Minutes from the April 11, 2006 Meeting as presented. Motion passed unanimously.

**4. OLD BUSINESS:**

**4A Valle Del Sol Community Master Plan (continued item)-CMP04-472**

Eric Toll of David Evans and Associates presented a Powerpoint slide, and showed the concept of cluster units, defined affordable housing as workforce housing, and explained the maintenance responsibility to the Board. Mr. Toll explained that investment housing would be discouraged. Boardmember Kempiaik requested that Mr. Toll's confirmation of no investment housing permitted be reflected in the minutes. Mr. Toll agreed. The Board was concerned that the development would not be maintained in the future at 7:22 p.m. a Public Hearing was opened to hear citizen input on the proposed Master Plan. Richard Stafford confirmed that the streets were private and voiced concerns that up to twelve (12) children per home would be allowed for home-based daycare. Town Manager Carroll Reynolds noted that the home prices were not listed, and felt that the lack of funds set aside for street maintenance costs allowed for a lower cost home. Mr. Reynolds also questioned the developments compatibility with the neighboring developments. Planner Quinn Newton told the Board that he felt like it would blend in well with other developments and noted that no stipulations were added or changed. Staff recommends there be one Homeowner's Association. Mr. Toll stated that home sale prices will depend on construction costs but would be compatible in quality with other homes in the area. Road maintenance would meet Town Codes for services and are designed to affordably set up. Dave Rioux asked if fire alarm sprinklers would be installed, inquired about the set up of the HOA's, street parking, and lighting. Mr. Toll stated that the retention areas have extensive setbacks and each parcel maintains its own drainage area while meeting requirements set forth by the Town Engineer. Parking restrictions have not been determined. The Town Engineer will determine lighting requirements. Assistant Fire Chief Bob Costello stated that the Fire Department highly recommends sprinklers for fire safety in a cluster home development. There being no further public comment the hearing was closed at 7:42 p.m. Motion made by Vice Chairman Zwerg and seconded by Boardmember Jimenez to adopt a Community Master Plan covering 311± acres generally located west of the Sun Valley Parkway and between Bethany Home and Camelback Roads. Boardmember Richardson and Boardmember Kempiaik voted nay. Boardmember Wrublik, Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Jimenez voted aye. Motion carried.

**5. NEW BUSINESS:**

**5A. Buckeye 120 Estates-A05-26**

Quinn Newton was available to answer the Board's questions in the applicants absence. Motion made by Boardmember Wrublik and seconded by Boardmember Richardson to table Item 5A. until after Item 5I. Motion passed unanimously. At 9:28 p.m. Item 5A. was opened for discussion. Applicant Nusret Akcay was available to answer the Board's questions. Motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the annexation for 120± acres from Maricopa County to the Town of Buckeye, located at the northwest corner of Johnson Road and Baseline Road. Motion passed unanimously.

**5B. Rooks Road Development Application-A05-29**

Motion made by Boardmember Hawley and seconded by Boardmember Jimenez to approve the annexation of 42± acres from Maricopa County to the Town of Buckeye, located at the northeast corner of Hazen Road and Rooks Road. Motion passed unanimously.

**5C. Verrado; Water Reclamation Facility Expansion-SP06-19**

Kurt Jones, Bob Cammerle, and Brad Finke showed a Powerpoint presentation of the site and the plans. A public hearing was opened at 7:59 p.m. to hear citizen input on the proposed facility. There being no public comment the hearing was closed at 7:59 p.m. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the site plan for phases two through four of the water reclamation facility (the "Facility") at the southeast corner of the Verrado Master planned community, located approximately ¼ mile east of Verrado Way, just north of McDowell Road. Motion passed unanimously.

**5D. Verrado Main Street Offices-SP06-13**

Kurt Jones, Bob Cammerle, and Brad Finke showed a Powerpoint presentation of the site and the future plans. A public hearing was opened at 8:05 p.m. to hear citizen input on the proposed facility. Vice Mayor Chris Urwiller asked about the access areas and signage. Mr. Jones showed Vice Mayor Urwiller the access areas and stated that signage would be adequate. Jerry Vandyke asked if there would be a barrier wall on the west side by the exit. Mr. Jones said there would be an 8 foot wall for a barrier. There being no further public comment the hearing was closed at 8:08 p.m. Motion made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve the site plan for two office buildings to be located at the northwest and southwest corner of Verrado Way and Main Street. Motion passed unanimously.

**5E. Palo Verde Wastewater Treatment Plant-SP06-07**

Gary King showed the Board a Powerpoint presentation and explained that Centex Homes will put an outside operator in place until the Town takes over, and will provide training to Town staff, Landscaping areas are not to be used for future development. At 8:18 a public hearing was opened to hear citizen input on the proposed site plan. There being no comment from the public the hearing was closed at 8:18 p.m. Planner Adam Zaklikowski told the Board that staff recommends approval with all stipulations. Motion made by Vice Chairman Zwerg and seconded by Boardmember Hawley to approve the site plan on 31± acres for the Palo Verde Wastewater Treatment Plant to be located one half mile north of Southern Avenue along the east side of Palo Verde Road. Motion passed unanimously.

**5F. Ventana Ranch Preliminary Plat-PP05-45**

Manjuela Vaz of Gammage and Burnham and Rick Price of Concordia Homes were available to answer the Boards questions. Boardmember Jimenez commended the applicant for working with the school district. Boardmember Hawley recommended the back of the houses have some architecture. A public hearing was opened at 8:34 p.m. to hear citizen input on the proposed preliminary plat. There being no public comment the hearing was closed at 8:35 p.m. Motion made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to approve a preliminary plat totaling 284.26± gross acres (272.68 net acres) consisting of 963 single-family residential lots generally located at the southeast corner of Watson Road and Broadway Road with Stipulation No. 31 to include the verbiage "except as may be modified by a development agreement entered into between the Town and the 2A-2B group members." Motion passed unanimously.

**5G. Candlewood Estates Preliminary Plat -PP05-46**

Peter Valenzuela was available to answer the Board's questions. The high school is in the Buckeye District and elementary in the Liberty District. An additional site is being sought for the high school location. A public hearing was opened at 8:54 p.m. to hear citizen input on the proposed preliminary plat. There being no public comment the hearing was closed at 8:54 p.m. Motion made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve a preliminary plat totaling 72.90± acres (67.55 net acres) consisting of 226 single family residential lots generally located at the southeast corner of Southern Avenue and Jackrabbit Trail adding "as amended by the Development Code." to Stipulation No. 24, adding Stipulation No. 46 to read "This project shall extend all necessary off-site sewer in order to serve this project per the Southeast Buckeye Sewer Master Plan.", Stipulation No. 47 to read "Exact utility alignments and locations shall be finalized on the respective utility plans.", Stipulation No. 48 to read "Roadway geometry / design shall be finalized on the paving plans.", Stipulation No. 49 to read "Prior to closing the last ten percent of the homes in the project, the Developer shall cause to be abandoned all existing grandfathered irrigation rights associated with the property and shall dedicate the resulting groundwater pumping credits to the Town.", and Stipulation No. 50 to read "Project shall be redesigned to accommodate off-site drainage may be in the Final Drainage Report.". Motion passed unanimously.

**5H. San Madera Preliminary Plat-PP06-03**

Ed Bull of Evergreen Communities was available to answer the Board's questions. Assistant Fire Chief Bob Costello told the Board that the roundabouts final design are to meet the fire departments approval. A public hearing was opened at 9:06 p.m. to hear citizen input on the proposed preliminary plat. There being no public comment the hearing was closed at 9:06 p.m. Motion made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve a 150± acre preliminary plat consisting of 489 single family lots generally located at the northwest corner of Watson Road and Broadway Road with Stipulation No. 27 and Stipulation No.

35 to include “as amended by the Development Agreement.”, and the additions of Stipulation No. 37 to read “Roundabout shall be designed per Federal Highway Administration specifications and shall have all raised medians-no striped medians.”, Stipulation No. 38. to read “This project shall be responsible for construction of one-half of the raised landscaped median in Broadway Road and Watson Road.”, Stipulation No. 39. to read “Partial half street and intersection improvements as required to provide safe and efficient traffic operations along the frontages of the commercial parcel as approved by the Town Engineering on Watson and Broadway shall be construction and at the time of the residential development.”, Stipulation No. 40 to read “Prior to closing the last ten percent of the homes in the project, the Developer shall cause to be abandoned all existing grandfathered irrigation rights associated with the property and shall dedicate the resulting groundwater pumping credits to the Town.”, and stipulation No. 41. to read “ At the time of issuance of the first construction permit, the Developer shall pay a pro rata share, based on acreage of the cost of future traffic signals to be installed within this section of land based on an anticipated signal cost of \$300,000 each and based on an analysis as completed by the Town Engineer.”. Chairman Napolitano abstained. Boardmember Richardson, Boardmember Wrublik, Boardmember Kemptiak, Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Jimenez voted aye. Motion carried.

#### **5I. Sonoran Heights Preliminary Plat-PP05-07**

Paul Cleveland of J.M.A. Engineering, and Hal Sax and Dan Carlos showed the Board a Powerpoint presentation and was available to answer the Board’s questions. The agreement with the school is a financial donation to build school facilities. A public hearing was opened at 9:17 p.m. to hear citizen input on the proposed preliminary plat. Dave Rioux asked about the fly-zone for the Airport. Scott Ziprich stated he recorded the easement for the final plat. There being no further citizen input the public hearing was closed at 9:19 p.m. After some discussion a motion was made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve the 76± acre preliminary plat for Sonoran Heights consisting of 260 single-family residential lots generally located near the southeast corner of Wilson Avenue and Interstate Highway 10. Sonoran Heights is bounded by the Turner Road Alignment to the east, Wilson Avenue Alignment to the west, Lower Buckeye Road Alignment to the south and Interstate Highway 10 to the north with Stipulation No. 27 to include the verbiage “as amended by the Development Agreement”. Motion passed unanimously.

#### **6.COMMENTS FROM THE PUBLIC**

Councilman Levi Beard told the Board he felt the Items on the agenda with last-minute additions should be tabled , not approved by the Board.

#### **7.REPORTS FROM STAFF**

In Director Bob Bushfield’s absence, Manager Suparna Dasgupta presented the Board with the Staff Report and was available to answer the Board’s questions. Ms. Dasgupta also agreed with the Board that staff should follow timelines to get information distributed in a timely manner.

#### **8.COMMENTS FROM THE DEVELOPMENT BOARD**

Chairperson Napolitano-None

Vice Chairman Zwerg-None

Boardmember Richardson-None

Boardmember Wrublik-None

Boardmember Kemptiak-Asked about the Vestar Development.

Boardmember Hawley-Suggested to the Planners that they follow up on postings with parties involved and to not present additional changes at the time of the Board Meeting so they may take time to review them. The school safety issues at the corner of Watson & Yuma are very serious and need to be addressed.

Boardmember Jimenez-Would like amendment copies.

Council Liaison Vice Mayor Urwiller-Thanked the Board for discussing the school zone issue and agreed that it does need to be addressed.

**9.ADJOURNMENT**

There being no further business to come before the Board a motion was made by Boardmember Wrublik and seconded by Boardmember Kempiaak to adjourn the meeting at 9:39 p.m. Motion passed unanimously.

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**Annette Napolitano, Chairperson**

**ATTEST:**

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**Lucinda Aja, Deputy Clerk**

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 25<sup>th</sup> day of April 2006. I further certify that a quorum was present.

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**Lucinda Aja, Deputy Clerk**